

SHORELAND INNOVATIONS

Flexibility & mitigation

- Water classification
- Tradeoffs in dimensional standards
- Development of nonconforming lots
- Expansion of nonconforming structures
- Conservation subdivisions
- Mitigation as environmental compensation

All lakes and streams are not the same



NR 115 provides minimum shoreland management standards.

Water classification systems provide more protective standards for sensitive waters.

Group waters based on numerical scores

- | | |
|--|---|
| <ul style="list-style-type: none">• Source of water• Sensitivity to phosphorous• Rate of water replacement• Soil erodability• Potential # lots | <ul style="list-style-type: none">• Existing development
(ave. ft. per structure) |
|--|---|

Sensitivity score

Development score

Designate water management classes

 Increasing sensitivity	Increasing development 		
	Undeveloped	Moderately developed	Developed
Most sensitive	Class 1	Class 1	Class 2
Moderately sensitive	Class 1	Class 2	Class 3
Least sensitive	Class 2	Class 3	Class 3

Sensitive waters



**Moderate
development**



Water classes



General development

Tailored standards for each class



- Shoreline setbacks & buffers
- Vegetation removal
- Impervious surfaces
- Erosion control
- Development density
- Substandard development
- Guidelines for forestry & agriculture

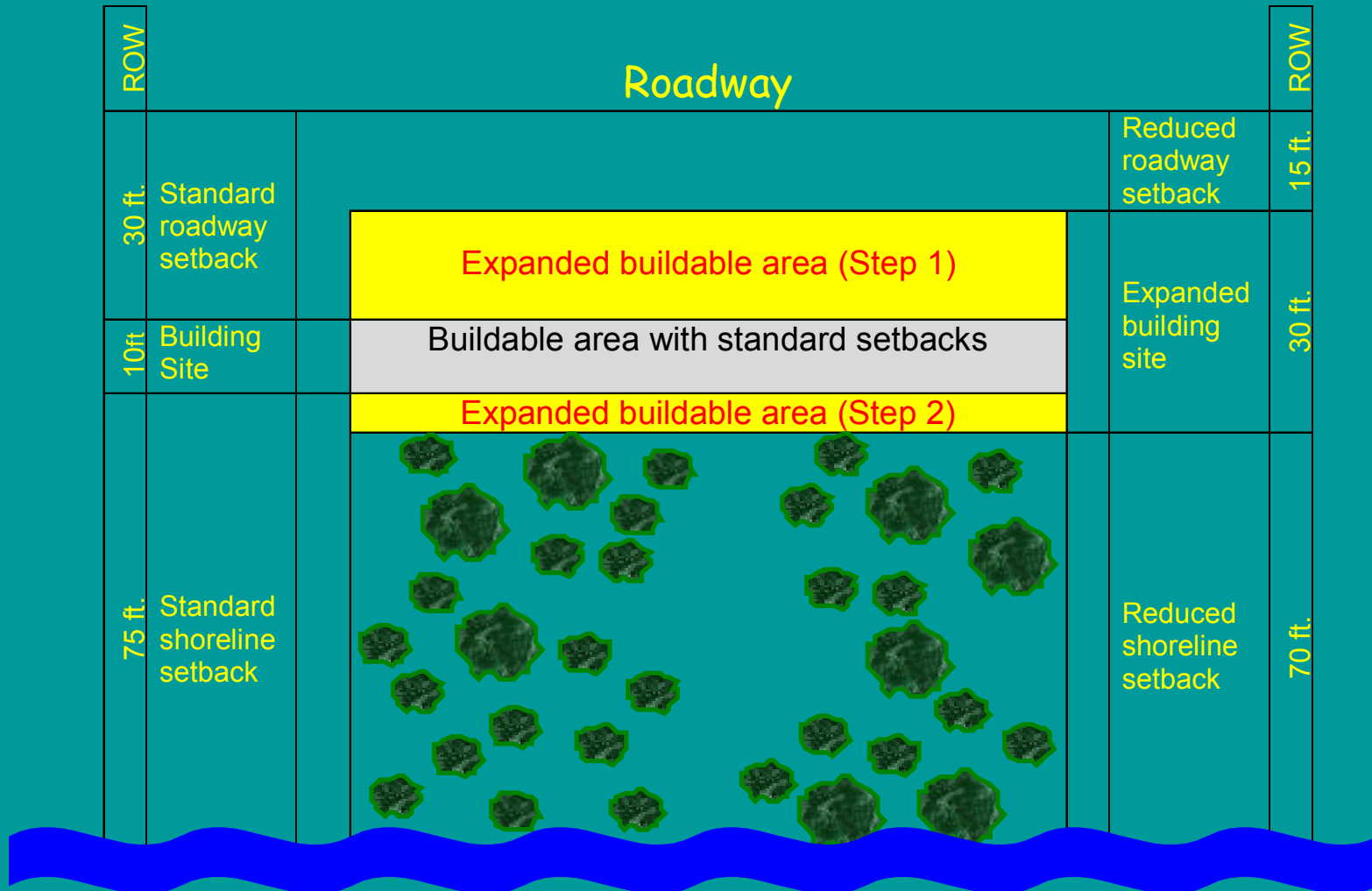
Tradeoffs in dimensional standards

Shawano County - White Lake

Minimum lot width	Required shoreline setback
< 200 ft.	125 ft.
200+ ft.	75 ft.

Development of nonconforming lots

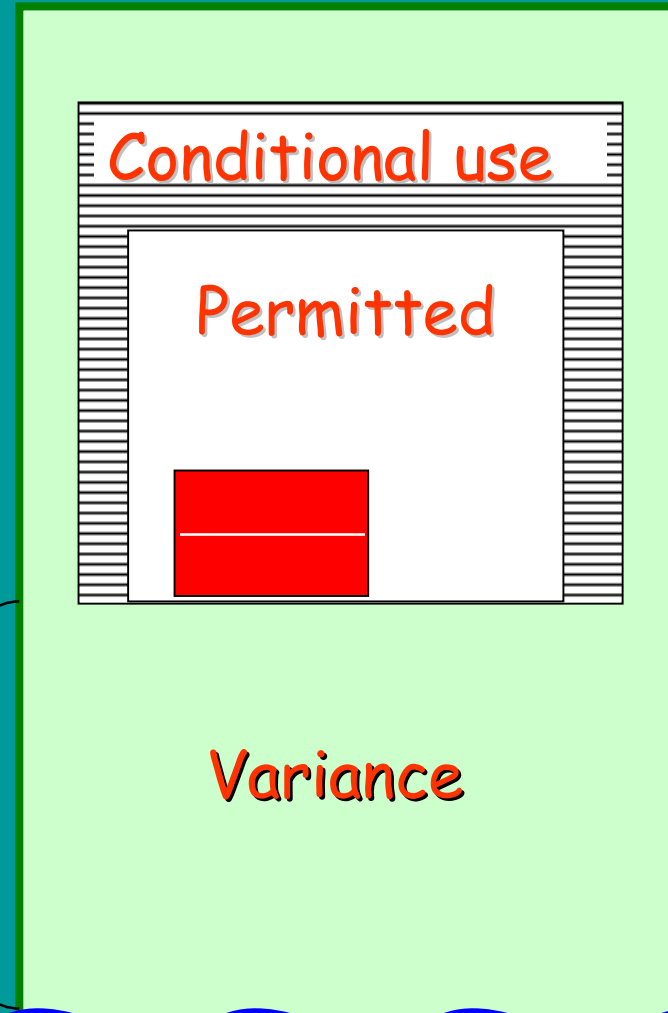
SETBACK REDUCTION FORMULA



Flexibility in dimensional standards

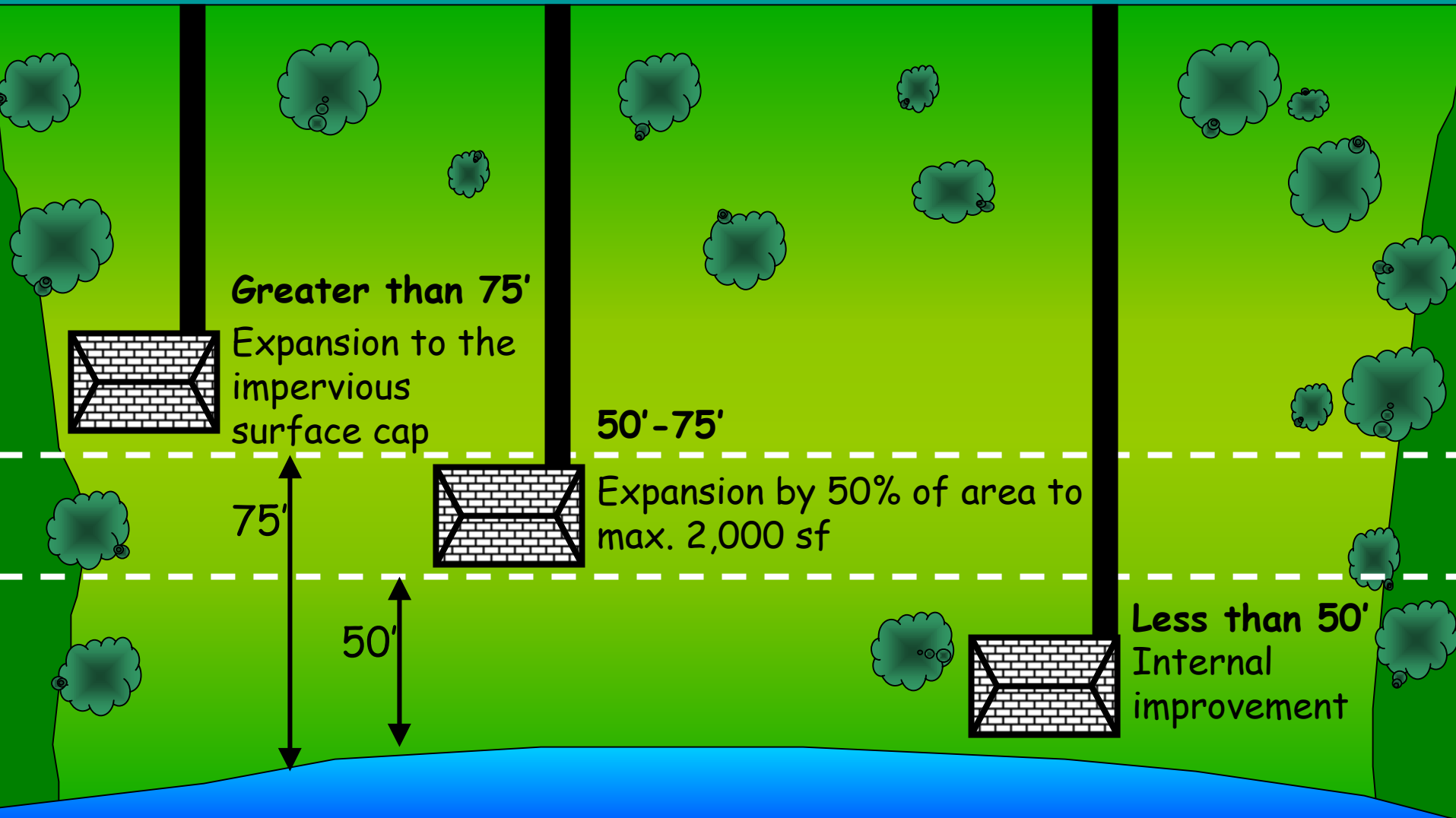
Relaxation of standards by conditional use for specified types of development & with appropriate limits.

75'
OHWM
setback



Expansion of nonconforming structures

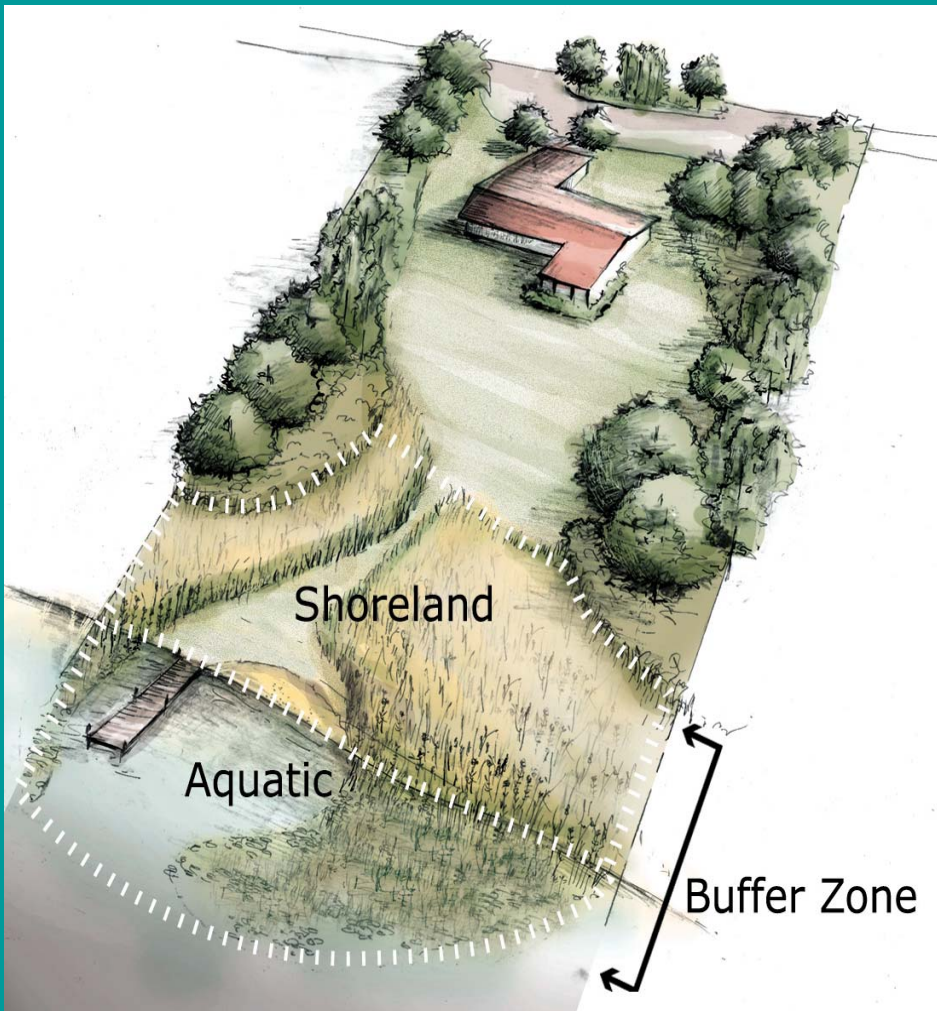
More compliant = more expansion



Conservation subdivisions

- For larger parcels (20+ acres)
- Amenity & environmental features are identified & protected.
- Dedicated open space required (30-50%)
- Development & infrastructure are consolidated
- May provide for a density bonus

Mitigation = environmental compensation



- Allows development flexibility in exchange for shoreland stewardship practices.
- A "point system" provides choices for owners.
- Generally for:
 - Expansion of nonconforming structures
 - Development of nonconforming lots

Mitigation

- **Mandatory practices:**
 - Sanitary system inspection & compliance
 - Erosion control
 - Stormwater management
- **Optional practices:** (point total required)
 - ✓ Shoreline revegetation
 - ✓ Seawall removal
 - ✓ Boathouse removal
 - ✓ Sideyard buffers
 - ✓ Restricted lighting
- Credits for current good stewardship.
- A mitigation plan is recorded with the deed.

Flexibility in ordinances...

Simple permits

Build flexibility in where:

- development design is fairly uniform,
- development impacts are predictable &
- standardized mitigation measures can adequately address impacts.

Discretionary permits (conditional uses/special exceptions)

Build flexibility in where:

- development design varies,
- impacts are not predictable &
- mitigation must be tailored to projects or site conditions.

Variances

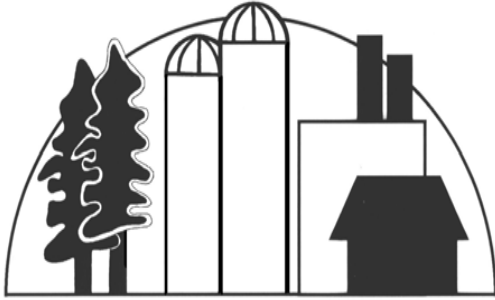
- Where legal hardship exists due to limiting site conditions.

*Flexibility = ordinance
complexity*

Multiple strategies...

- Education
- Applied technology
- Development standards
- Incentives for good development
- Community planning & investment





Center for Land Use Education

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That's all folks!